

GENERAL:

- 1. THE A.I.A. "GENERAL CONDITIONS OF THE CONTRACT" ARE HEREBY INCORPORATED AS IF COMPLETELY REPRODUCED HEREIN, EXCEPT AS SPECIFICALLY MODIFIED WITHIN THESE SHORT FORM SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS PRIOR TO BEGINNING AND SHALL MAINTAIN AND PROTECT THE LOCATION OF THE PREMISES AND THE EXTENT AND CHARACTER OF THE WORK TO BE DONE.
3. ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE MOST CURRENT LEGAL GOVERNING BUILDING CODE, LOCAL CODES, NATIONAL ELECTRIC CODE, N.F.P.A. RECOMMENDATIONS, OSHA, AND ALL OTHER APPLICABLE CODES, RULES AND REGULATIONS ALL IN THEIR LATEST LEGAL EDITION OF THE AUTHORITY HAVING JURISDICTION OVER WORK OF THIS TYPE.

DOORS:

- 1. NEW INTERIOR DOORS SHALL BE SELECTED BY THE OWNER IN SIZES INDICATED ON ARCHITECTURAL DOCUMENTS. UNLESS OTHERWISE NOTED ALL DOORS ARE WOOD SOLID-CORE PANEL DOORS.
2. NEW INTERIOR DOORS SHALL HAVE KNOCKDOWN FRAMES, EXCEPT WHERE NOTED.
3. ALL NEW DOOR HARDWARE SHALL MATCH EXISTING AS CLOSELY AS POSSIBLE IN ADDITION/ALTERNATION WORK, OR BE SELECTED BY OWNER IN THE CASE OF NEW CONSTRUCTION WORK.

MOISTURE PROTECTION:

- 1. CAULK AND SEAL WITH APPROVED MATERIAL ALL JOINTS AND POINTS OF INTERSECTIONS AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST PASSAGE OF MOISTURE AND AIR AT THESE JOINTS. CAULK SHALL BE LATER "CONNECTION" "OFF WHITE" UNLESS OTHERWISE NOTED.

DEMOLITION:

- 1. WHERE EXISTING WORK IS TO BE CUT, CONTRACTOR SHALL PROVIDE ALL UNDERPINNING, SHORING, NEEDLING, BRACING, WEDGING AND DRY PACKING PRIOR TO COMMENCEMENT. CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES / PHASES OF CONSTRUCTION FROM THE ELEMENTS AND SHALL REPAIR ALL ITEMS DAMAGED DUE TO HIS NEGLECT OR FAILURE TO PROTECT SAID STRUCTURE / PHASES DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION. GENERAL CONTRACTOR SHALL MAINTAIN STRUCTURAL INTEGRITY OF STRUCTURE AND SHALL REPAIR AND REINFORCE AS NECESSARY TO REMAIN WITH INTERIOR OR EXTERIOR SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES.

- 2. VERIFY ALL DIMENSIONS AT SITE PRIOR TO START OF CONSTRUCTION. SHOULD CONTRACTOR UNSTAKE CONSTRUCTION PRIOR TO FIELD DIMENSION VERIFICATION AND SUCH DIMENSION AS IT APPEARS ON THE ARCHITECTURAL DRAWING IS WRONG, THEN THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE CORRECTION AND / OR REPAIR.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE STRUCTURE DURING THIS OPERATION AND THE COORDINATION OF THE DEMOLITION WORK WITH OTHER TRADES.

DRYWALL & CAVITY ASSEMBLIES:

- 1. ALL INTERIOR WALL CAVITIES BETWEEN FLOORS SHALL BE FIRESTOPPED. ALL WOOD FIRE STOPPING SHALL BE FIRE TREATED LUMBER. IN THE CASE WHERE WOOD FIRE STOPPING CANNOT BE COMPLETED, SUBCONTRACTOR CAN USE FIRE RETARDANT MINERAL WOOL IN LIEU OF FIRE STOPPING. CONTRACTOR TO VERIFY RATING AS PER MANUFACTURER'S SPECIFICATIONS.
2. ALL GYPSUM WALL BOARD UNLESS OTHERWISE NOTED SHALL BE 1/2" THICKNESS. ALL GYPSUM WALL BOARD IN BASEMENT SHALL BE MOISTURE RESISTANT DURAROCK CEMENT BOARD APPLIED IN ALL SPACES TYPICAL.
3. ALL METAL STUD WORK SIZES FOR NON-LOAD BEARING WALLS, UNLESS OTHERWISE NOTED, SHALL BE 25 GAUGE "S125" STUDS OR BETTER, AND "CR25" RUNNERS FOR TOP AND BOTTOM PLATES OR BETTER. ALL METAL STUD WORK SIZES FOR LOAD BEARING WALLS MUST BE NOTED ON THE PLANS. IF SPECIFIC REFERENCE REMAINS ON-SPECIFIC WITHIN THESE PLANS PLEASE NOTIFY ARCHITECT IMMEDIATELY.

FINISHES:

- 1. ALL GYPSUM WALL & CEILING BOARD SHALL BE BY "U.S. GYPSUM COMPANY" OR APPROVED EQUAL. ALL SIZES AND LOCATIONS SHALL BE REFERENCED FROM THE ARCHITECT'S DRAWINGS.
2. ALL DRYWALL SHALL BE INSTALLED WITH DRYWALL SCREWS. SIZES SHALL BE AS RECOMMENDED BY THE MANUFACTURER'S SPECIFICATIONS.
3. ALL EXISTING CEILING TILES SHALL REMAIN UNLESS AS REQUIRED TO FULFILL THE INTENT OF THE ARCHITECT'S DRAWINGS. IN THE EVENT THAT TILES MUST BE REMOVED MATCHING TILES SHALL BE PROVIDED.
4. TAPE, SPACKLE 3 COATS WITH MANUFACTURE DRYING TIME SPECIFICATIONS, SAND AND PRIME ALL GYPSUM WORK READY FOR PAINT FINISH. ALL PAINTING SHALL BE PERFORMED BY THE CONTRACTOR UNLESS UNDER SEPARATE AGREEMENT.
5. SCREW AND GLUE ALL FLOORING PLYWOOD SHEATHING.
6. PROTECT ALL WORK BEFORE, DURING AND AFTER DEMOLITION AND INSTALLATION.
7. PROVIDE A MINIMUM OF THREE (3) COATS OF JOINT COMPOUND OVER SCREWS HEADS AT JOINT, APPLY JOINT COMPOUND THEN TAPE, AND COVER WITH JOINT COMPOUND. ALLOW TO DRY THEN APPLY JOINT COMPOUND AGAIN. SAND ALL JOINT COMPOUND AREAS SMOOTH (IF NECESSARY). TAKE CARE NOT TO "DAMAGE" GYPSUM BOARD PAPER. DAMAGE SHALL BE BROUGHT TO ARCHITECT.

PLUMBING:

- 1. INSTALLATION SHALL COMPLY WITH ALL LOCAL AND STATE CODES. THE CONTRACTOR SHALL PAY ALL INSPECTION AND PERMIT FEES.
2. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION. ALL LABOR MATERIAL AND EQUIPMENT SHALL BE GUARANTEED TO THE OWNER FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF INSTALLATION.
3. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES ESPECIALLY ROUGH CARPENTRY.
4. THE CONTRACTOR SHALL CONNECT AND INSULATE ALL WATER FEED LINES WITH 1/2" COPPER PIPING. CONTRACTOR CAN SUBSTITUTE WATER LINES WITH PEX PIPING.
5. COORDINATE ROUTES OF PLUMBING WITH EXISTING PLUMBING COORDINATE ROUTING WITH CARPENTRY PRIOR TO FRAMING OF WALLS NOTCHED STUDS FOR WASTE AND WATER LINES SHALL BE REINFORCED BY THIS CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. REINFORCEMENT OF SAW NOTCH TO BE SPECIFIED AS PER MANUFACTURER'S SPECIFICATIONS.

- 6. ALL PIPING EXPOSED TO POSSIBLE FREEZING WITHIN WALL CAVITIES SHALL BE PROTECTED FROM FREEZING. PLUMBER TO NOTIFY ARCHITECT IF FREEZING MAY OCCUR.
7. ALL PLUMBING SYSTEMS SHALL BE TESTED AS SPECIFIED IN THE NATIONAL STANDARD PLUMBING CODE CHAPTER 15 PARAGRAPH 15.1 THROUGH 15.6.
8. VACUUM BREAKERS SHALL BE INSTALLED ON ALL WATER HEATERS SUPPLYING FIXTURES BELOW ELEVATIONS OF BASE OF WATER HEATERS.

- 9. PLUMBER SHALL OBTAIN INFORMATION FROM THE OWNER AND VERIFY AS TO THE EXACT LOCATION THE SIZE OF THE EXISTING SANITARY SYSTEM.
10. UNDERGROUND DRAINAGE PIPE AND ALL PIPES 2"-0" ABOVE CONCRETE FLOOR OR LESS SHALL BE CAST IRON. OTHER DRAINAGE PIPES SHALL BE PLASTIC UNLESS OTHERWISE NOTED. SUB CONTRACTOR CAN SUBSTITUTE SCHEDULE 40.

- 11. WATER PIPES SHALL BE PLASTIC OR COPPER TUBING TYPE L. UNDERGROUND COPPER TUBING SHALL BE JOINT-LESS PIPE TYPE K. ALL WATER PIPING MAINS SHALL BE 3/4" COPPER PIPING. ALL FUTURE RUNS SHALL BE 1/2". PROVIDE 1/2" AIR POCKETS AT TOP OF WATER LINES. SUB CONTRACTOR CAN SUBSTITUTE PVC.
12. WATER PIPES OVER UNHEATED AREAS SHALL BE RUN WITHIN INSULATED SPACES.
13. EACH FIXTURE GROUP SHALL HAVE SEPARATE TURNOFF VALVES.

- 14. VENT TO ROOFS (VTR'S) SHALL BE TIED INTO EXISTING VENTS WHERE POSSIBLE UP TO MAXIMUM OF THREE (3) FIXTURES FOR 3" VENTS.
15. HORIZONTAL PIPING RUNS SHALL PITCH 1/4" OVER 12'-0".
16. UNLESS OTHERWISE NOTED THE WATER HEATER SHALL BE 40 GALLON MINIMUM FOR RESIDENTIAL APPLICATIONS.

- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE EXISTING SYSTEM (IF APPLICABLE) OR PROPOSED SYSTEM IS PROPERLY SIZED AND IS OR COULD BE IN WORKING ORDER (WHOLE OR PART) OF THE HVAC SYSTEM BASED ON THE REQUIREMENTS OF THE OWNER, HIS WORK, AND THE SIZE OF THE SPACE.

- 18. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY HVAC CONTROLLED INSPECTION REPORTS AS REQUIRED BY THE LOCATION AUTHORITIES HAVING JURISDICTION AND PAY FOR ALL INSPECTIONS AND PERMITS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR HIS WORK. NO STRUCTURAL ELEMENTS OR FIRE RATED WALL SHALL BE CUT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT. CONTRACTOR SHALL ALSO COORDINATE ALL WORK WITH ROUGH CARPENTRY AND VERIFY BY DESIGN ACTUAL SIZE OF DUCT EXTENSIONS WHERE REQUIRED OR SHOWN ON CONSTRUCTION DOCUMENTS DURING FRAMING PHASE.

- 20. DIFFUSER LOCATIONS IF NOTED ARE "SCHEMATIC" AND ARE INTENDED TO PROVIDE A SUGGESTED LAYOUT. ACTUAL LOCATION SHALL BE BASED ON EXISTING CEILING GRID IN THE CASE OF ADDITIONAL VENTILATION TO COMMERCIAL WORK OR PRACTICAL ALIGNMENT WITH EXISTING ELEMENTS OR FIXTURES IN THE CASE OF RESIDENTIAL INSTALLATIONS.
21. FLEXIBLE DUCT WORK SHALL BE INSULATED AND SECURED WITH STEEL DRAW BANDS. THE MAXIMUM LENGTH OF 10' FLEXIBLE DUCTWORK IS 8'-0".
22. CONTRACTOR SHALL BALANCE THIS SYSTEM AT THE COMPLETION OF HIS WORK.

- 23. ALL HVAC WORK EQUIPMENT AND APPARATUS SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING:
- IRC 2009 NJ EDITION AND LOCAL CODES
- NATIONAL FIRE PROTECTION ASSOCIATION NFPA
- AMCA AIR MOVEMENT AND CONTROL ASSOCIATION INC.
- SMACNA SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION INC.
- ASHRAE- AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERING
- ASTM- AMERICAN SOCIETY FOR TESTING MATERIALS
- NATIONAL BOARD OF FIRE UNDERWRITERS
- UNDERWRITERS LABORATORIES

- 24. POWER WIRING FOR ALL HVAC EQUIPMENT SHALL BE BY ELECTRIC CONTRACTOR AND ALL CONTROL WIRING BY HVAC CONTRACTOR.
25. CONTRACTOR SHALL PROVIDE ALL WORK, MATERIAL, AND EQUIPMENT NECESSARY TO FURNISH A COMPLETE SYSTEM AS PER CODE.
26. CONTRACTOR SHALL PROVIDE REROUTING RECONFIGURATION, TESTING, AND ADJUSTMENT FOR BASEBOARD SYSTEM AS REQUIRED TO ACCOMMODATE NEW LAYOUT.

- 27. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ALL DEBRIS CREATED FROM THEIR WORK AND MAINTAINING A SAFE AND CLEAN OPERATION.
28. DO NOT SCALE DRAWINGS. QUESTIONS OR DISCREPANCIES REGARDING DIMENSIONS MUST BE DIRECTED TO THE ARCHITECT IMMEDIATELY.

- 29. BEFORE COMMENCING WITH ANY WORK THE CONTRACTOR SHALL FILE WITH THE OWNER CURRENT INSURANCE CERTIFICATES IN THE AMOUNTS REQUESTED BY THE OWNER FOR WORKMAN'S COMPENSATION, COMPENSATION, GENERAL LIABILITY, BODY INJURY AND PROPERTY DAMAGE.
30. SUBSTITUTIONS FOR MATERIALS, METHODS, SCHEDULING, AND /OR SEQUENCE OF CONSTRUCTION SHALL BE REVIEWED WITH THE OWNER PRIOR TO AWARDING OF THE CONTRACT AND ALL SUBSTITUTIONS MUST RECEIVE WRITTEN APPROVAL FROM ARCHITECT/OWNER AS APPROVED BY OWNER.

- 31. THE CONTRACTORS WITHIN (TEN) CALENDAR DAYS FROM RECEIPT OF DRAWINGS SHALL DELIVER TO THE OWNER A COMPLETE AND COMPREHENSIVE COST BREAK DOWN OF HIS CONTRACT PROPOSAL BY TRADES. FURTHERMORE ALL CONTRACTORS SHALL AGREE TO REVEAL HIS COST BREAKDOWN IF NECESSARY TO SATISFY THE OWNER AS TO THE CONTENT DISTRIBUTION OF COST, AND FORM.
32. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF DEBRIS FROM THE SITE IN ACCORDANCE WITH ALL STATE AND LOCAL GOVERNING AGENCIES.

- 33. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ALL DEBRIS CREATED FROM THEIR WORK AND MAINTAINING A SAFE AND CLEAN OPERATION.
34. DO NOT SCALE DRAWINGS. QUESTIONS OR DISCREPANCIES REGARDING DIMENSIONS MUST BE DIRECTED TO THE ARCHITECT IMMEDIATELY.

ELECTRICAL:

- 1. INSTALLATION SHALL COMPLY WITH ALL LOCAL, STATE, AND THE LATEST EDITION OF THE NEC. THIS CONTRACTOR SHALL PAY ALL INSPECTION AND PERMIT FEES.
2. IN ADDITION / ALTERATION PROPOSALS, THE CONTRACTOR SHALL VERIFY THAT EXISTING CIRCUIT BREAKERS & POWER AVAILABLE IS ADEQUATE TO FULFILL NEEDS OF THE PROPOSED ADDITION / ALTERATION. IN RESIDENTIAL NEW CONSTRUCTION WORK, THE CONTRACTOR SHALL PROVIDE A 200 AMP, THREE PHASE 120/208 VOLT PANEL IN A NON SLEEPING ROOM LOCATED AS CLOSE TO THE INCOMING SERVICE POLE AS POSSIBLE.
3. MATERIALS, PRODUCTS AND EQUIPMENT INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SUCH AS APPEAR ON THE UNDERWRITERS LABORATORIES LIST OF APPROVED ITEMS AND SHALL MEET REQUIREMENTS OF THE NFMA, AND OTHER RECOGNIZED STANDARDS AND SHALL BE SIZED IN CONFORMITY WITH REQUIREMENTS OF THE LATEST EDITION OF THE NEC.

- 4. ELECTRIC WIRES SHALL RUN PARALLEL AND PERPENDICULAR TO STRUCTURES. FURTHERMORE ALL WIRES THROUGH STRUCTURE SHALL BE DRILLED CLOSE TO THE CENTERLINE OF THE RESPECTIVE STRUCTURAL MEMBER AND AS NEAR TO THE CENTER SPAN OF THE MEMBER AS POSSIBLE.
5. PROVIDE AND INSTALL CONDUITS, PULL WIRE BOXES, COVER PLATES, AND DEVICES, ETC. FOR ALL OUTLETS AS INDICATED. RECEPTACLES & WALL PLATES TO BE WHITE COLOR OR AS SELECTED BY OWNER. FOR BIDDING PURPOSES ASSUME PHENOL WALL PLATES.
6. ALL THERMOSTATS SHALL BE MOUNTED 4'-0" A.F.F. TO CENTERLINE UNLESS OTHERWISE NOTED.

- 7. ALL OUTLETS OTHER THAN THOSE CALLED FOR AT INSTALLATIONS ABOVE A SINK OR COUNTER, OR AT INSTALLATIONS BEHIND FIXED APPLIANCES OR MECHANICAL EQUIPMENT SHALL BE LOCATED 1'-0" A.F.F. TO CENTER UNLESS OTHERWISE NOTED.
8. ALL SWITCHES SHALL BE 4'-0" A.F.F. TO CENTER UNLESS OTHERWISE NOTED.
9. THE LOCATION OF NEW OUTLETS SHOWN ON DRAWINGS ARE SCHEMATIC UNLESS EXPLICITLY DIMENSIONED. THE FINAL LOCATION TO BE COORDINATED WITH OWNER PRIOR TO INSTALLATION COORDINATE WITH CARPENTRY THE REQUIRED BLOCKING FOR EXACT LOCATION OF DEVICE.

- 10. NO FLOOR OR WALL OUTLETS SHALL BE CONNECTED TO LIGHTING CIRCUITS. THE ELECTRICIAN SHALL COORDINATE CIRCUITING BASED ON THE NATIONAL ELECTRIC CODE.
11. ALL ELECTRIC EQUIPMENT SHALL BE INSTALLED BY A NJ LICENSED ELECTRICIAN, NO OTHER INDIVIDUAL HOWEVER QUALIFIED SHALL PERFORM ANY ELECTRICAL WORK WITHIN THESE PLANS.
12. SHOULD JOB CONDITIONS REQUIRE THE RELOCATION OF PLANNED TELEPHONE OR ELECTRICAL OUTLETS FOR ANY REASON, THEN THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR OWNER FOR APPROVAL BEFORE RELOCATING THE SERVICES.

- 13. THE ELECTRICIAN SHALL BE RESPONSIBLE FOR WIRE SIZING, ROUTING AND CIRCUITING OF NEW ELECTRICAL SERVICE, IF NEW ELECTRICAL SERVICE IS CALLED FOR.
14. ALL TELEPHONE WORK SHALL BE COORDINATED WITH A TELEPHONE COMPANY REPRESENTATIVE SELECTED BY OWNER.
15. OUTLET DIMENSIONS CALL FOR A MOUNTING HEIGHT GREATER THAN 24" ABOVE THE FINISHED FLOOR, THEN THE OUTLETS SHALL BE MOUNTED HORIZONTALLY UNLESS OTHERWISE NOTED.

- 16. ALL 125 VOLT, SINGLE PHASE, 15 & 20 AMP OUTLETS ABOVE A COUNTERTOP AND WITHIN 6'-0" OF A WATER SUPPLY SHALL BE G.F.I. OUTLETS. ALL 125 VOLT, SINGLE PHASE, 15 & 20 AMP OUTLETS WITHIN THE GARAGE, DRAIN SPACE, BATHROOM, UNFINISHED BASEMENT AND ANY OUTDOOR OUTLETS SHALL BE GROUND FAULT INTERRUPT UNLESS OTHERWISE NOTED WITHIN THE ARCHITECTURAL DRAWINGS. ALL OTHER OUTLETS UNLESS OTHERWISE NOTED SHALL BE STANDARD DUPLEX OUTLETS.
17. ALL EXISTING WALL OUTLETS, WHICH DO NOT INTERFERE WITH NEW CONSTRUCTION SHALL REMAIN. ANY EXISTING ELECTRICAL DEVICE INTERFERES WITH THE NEW PARTITION WORK SHALL BE RELOCATED TO A LOCATION APPROVED BY THE OWNER.

- 18. THE CONTRACTOR SHALL RECEIVE, HANDLE, ASSEMBLE, INSTALL ALL ELECTRICAL FIXTURES AND CONNECT LIGHT FIXTURES, INCLUDING INITIAL LAMPS, COMPLIANT WITH UL RATING. ALL LIGHT FIXTURES TO BE SELECTED BY OWNER.

SOIL BEARING CAPACITY:

- 1. ALL FOOTINGS SHALL BEAR ON UNDISTURBED EARTH CAPABLE OF SUPPORTING 2 TONS PER SQUARE FOOT. SPECIFIC SOIL CONDITIONS AT VARIANCE WITH THIS REQUIREMENT SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BY THE CONTRACTOR, IF NO SOIL TESTING OR SITE STUDIES ARE PERFORMED BY THE OWNER OR ARE NOT PROVIDED FOR HIS USE. RESPONSIBILITY OF SITE PROBLEMS SUCH AS SURFACE WATER, SOIL, POOR SOIL CONDITIONS, BACKFILL MATERIAL, ETC., AND CONSTRUCTION MODIFICATIONS TO ACCOMMODATE RELATED PROBLEMS SHALL BE THE RESPONSIBILITY OF OTHERS.

CODES REFERENCED:

- LOCAL BUILDING CODES & ORDINANCES
• INTERNATIONAL BUILDING CODE - NJ EDITION 2015
• INTERNATIONAL RESIDENTIAL CODE - NJ EDITION 2015
• REHABILITATION SUBCODE - N.J.A.C. 5-23-6
• BARBER-FREE SUBCODE - N.J.A.C. 5-23-7
• ANS I171-2003
• NATIONAL FIRE PROTECTION ASSOCIATION REFERENCED STANDARDS
• NATIONAL STANDARD PLUMBING CODE - 2015
• NATIONAL ELECTRIC CODE - 2014
• INTERNATIONAL ENERGY CONSERVATION CODE - 2015 WITH RESOCEK
• INTERNATIONAL MECHANICAL CODE - 2015
• INTERNATIONAL FUEL GAS CODE - 2015

REFERENCED CODE: IRC 2015--NJ EDITION

REFERENCED CODE: NATIONAL STANDARD PLUMBING CODE - 2015

REFERENCED CODE: INTERNATIONAL RESIDENTIAL CODE - 2015 NJ

REFERENCED CODE: NATIONAL ELECTRIC CODE - 2014

SCOPE OF WORK: ARCHITECTURAL RENOVATION ON FIRST FLOOR & SECOND FLOOR FOR A SINGLE FAMILY HOUSE AS DESCRIBED WITHIN THESE CONSTRUCTION DOCUMENTS.

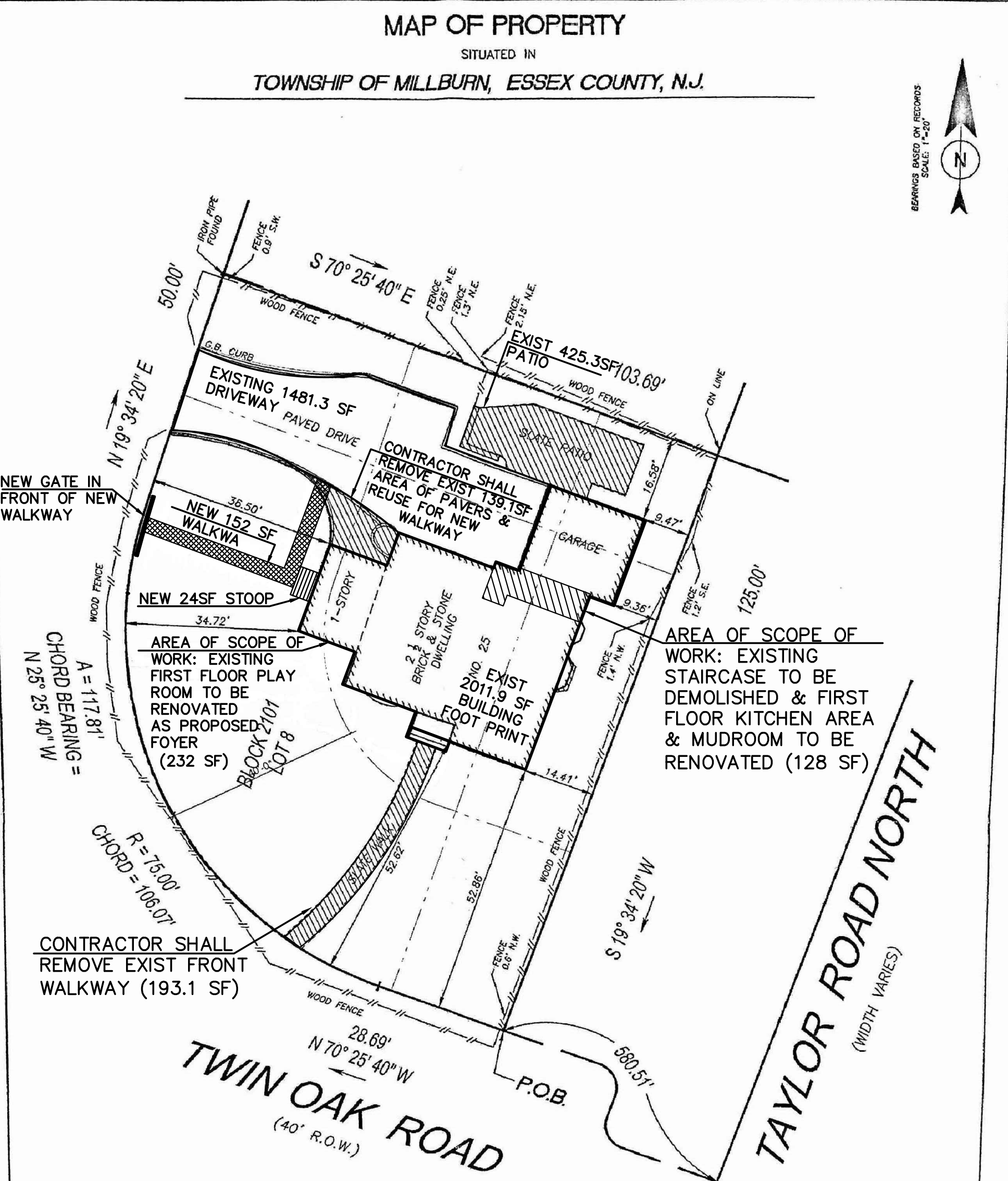
DESIGN LOADS
FIRST FLOOR 50 P.S.F. L.L. 10 P.S.F. D.L.
SECOND FLOOR 40 P.S.F. L.L. 10 P.S.F. D.L.
ROOF 30 P.S.F. L.L. 10 P.S.F. D.L.
WIND 100 MPH ASSUMED

SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS MILLBURN

Table with columns: DISTRICT R-3, MINIMUM LOT REQUIREMENTS, LOT AREA (SF), REQUIRED, EXISTING, PROPOSED. Rows include LOT AREA, FRONT YARD, MIN. ONE SIDE YARD, SIDE COMBINED, REAR YARD SETBACK, etc.

LOT COVERAGE CALCULATION

Table with columns: BUILDING FOOT PRINT, DRIVEWAY, PATIO, PAVERS, FRONT WALKWAY, TOTAL. Rows show existing, removing, proposing, and net values.



CONTRACTOR SHALL REMOVE EXIST FRONT WALKWAY (193.1 SF)

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CONTRACTOR SHALL REMOVE EXIST FRONT WALKWAY (193.1 SF)

CONTRACTOR SHALL REMOVE EXIST FRONT WALKWAY (193.1 SF)

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GIORDANO RESIDENCE
RENOVATION FOR: 25 TWIN OAK ROAD, SHORT HILLS 07078

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DATE: 08.28.2018
SCALE: AS NOTED
DWG: GEN NOTES
JOBNO: 18-020

DWG BY: AKK_CHECK TB
DRAWINGS NOT VALID WITHOUT RAISED SEAL

THOMAS BAIO ARCHITECT P.C. AIA
NJ LICENSE NO 10712

GARY S. MOLDOVANY
PROFESSIONAL LAND SURVEYOR
RICHARD J. HINGOS, JR.
PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF AUTHORIZATION NO. 24G026046000
RICHARD J. HINGOS INC.
PROFESSIONAL LAND SURVEYORS

SCALE: 1"=20'
DATE: JUNE 19, 2015
DRAWN: V.B.
CHECKED: R.J.H.
RF: DAVID M. MILLER, ESQ.
RIS. CITIZENS, N.A., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR

THIS SURVEY PREPARED ONLY FOR:
CHRISTOPHER GIORDANO
CHICAGO TITLE INSURANCE COMPANY
NOT TITLE AGENCY, LLC
FILE NO. NRTS7287

1 SITE SURVEY
1"=0' = 20'-0"

DWG 1 OF 6